City of Beverly Community Preservation Committee

Remote Public Hearing and Launch of Funding Round 8
October 08, 2020
7 – 8:30 pm

Beverly Community Preservation Committee members: Heather Richter, Chair • Derek Beckwith, Vice Chair • Robert Buchsbaum • Thomas Bussone, II • Christy Edwards • John Hall • Nancy Marino • Marilyn McCrory • Wendy Pearl

Agenda

- Welcome and History of the Community Preservation Act
- Discussion of Community's Needs, Possibilities and Resources
- How to Apply for CPA Funds
 - Brief Presentations by 4 Successful Applicants (representing each of the four funding categories: Community Housing; Historical Resources; Open Space; Recreation)
 - Eligibility
 - Important Dates and Deadlines
 - Application
- Q&A

History of Community Preservation Act

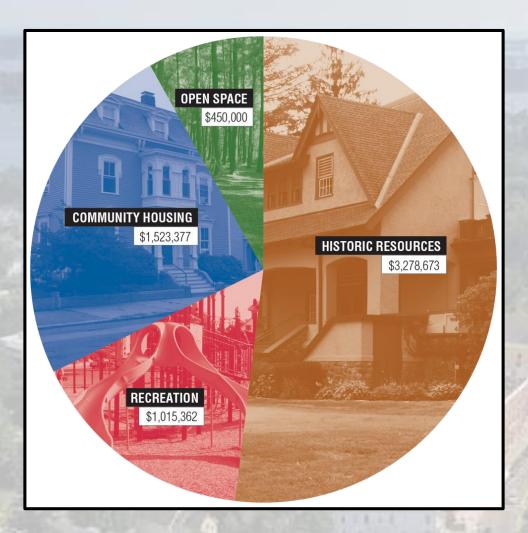
- Massachusetts General Law Chapter 44B of 2000
- Beverly Local Ordinance Article II, Section 15-22 of 2012
- What is the Purpose of the CPA
 - Eligible Funding Categories
- Beverly's Community Preservation Plan
- Annual Public Hearing

Beverly Community Preservation Act Funding to Date

At-a-Glance

- 71 applications received
- 58 projects funded
- Over \$6 million total CPA funding awarded
- Over \$700,000 set aside for Open Space

CPA Awards by Category



CPA

Funding \$100,000.00

\$20,000.00

\$199,000.00

\$50,000.00

\$10,800.00

\$12,000.00

\$60,000.00

\$102,500.00

\$25,000.00

\$225,000.00

\$25,000.00

Historic Resources

Historic Resources

Historic Resources

Preservation tasks

Renovate Pete's Park

Recreation

Recreation

Recreation

Street

Nike Missile Launcher site

master plan for Hale Farm and rehabilitate landscape

Historic project planning report for the

Develop historically sensitive landscape

Historic resource report, survey, title

exam for the Powder House and fund

implementation of the High Priority

Waterfront access and recreational

Install new play structures at Vittori

improvements at end of Congress

\$47,000.00

\$24,000.00

\$20,000.00

\$20,000.00

\$15,000.00

\$60,000.00

Wide Range of Projects Funded				
Project	CPA Funding	Project	CPA Funding	Project
Community Housing Roof Replacement- Essex Street Housing	\$90,000.00	Recreation Construct a pavilion at Obear Park	\$47,699.00	Recreation Replace tennis courts Kimball-Haskell Park
Community Housing Acquire building at 1 Monument s	\$20,000.00	Historic Resources Conduct a historic resources study /survey	\$12,500.00	Community Housing Develop Housing Plan for the City
Historic Resources Rehab foundation, chimney Hale House	\$56,500.00	Community Housing Roof Replacement at Memorial Drive and Simon Street Housing	\$100,710.00	Historic Resources ADA improvements to 2 nd floor bathrooms, great room doors and staircase railings BG&T
Historic Resources Preserve historic docs-City Clerk's office	\$25,000.00	Historic Resources Hale House Exterior	\$180,000.00	Historic Resources Preserve historic docs-City Clerk's office
Historic Resources Architectural analysis Hastings House	\$16,000.00	Historic Resources Preserve historic docs-City Clerk's office	\$25,000.00	Historic Resources Continue historic resources study/survey

Historic Resources

Historic Resources

analysis GAR Hall

Recreation

Recreation

Recreation

Recreation

chairs-Lynch Park

Develop design, ADA restroom

Feasibility study and architectural

Trail improvements, board walk to

connect trails & waterfront access

ADA accessible pathway & beach

ADA accessible pathway & beach

New play structure at Dane Street

chairs-Dane Street Beach

\$13,040.00

\$25,000.00

\$450,000.00

\$85,000.00

\$177,663.00

\$30,000.00

years)

(bonded for 10

Historic Resources

Parish Church

Carriage House

Recreation Open Space

Purchase Camp Paradise

Recreation

Recreation

Recreation

Recreation

Redesign Ellis Square,

Architectural design for elevator First

Feasibility study & preservation plan for

Renovate bathrooms at Lynch Park

New play structure at Lynch Park

Wide Range of Projects Funded

Project	CPA Funding	Project	CPA Funding	Project	CPA Funding
Recreation Renovate Oak Heights Park	\$50,000.00	Community Housing Construct 24 new affordable housing units at 245 Cabot Street	\$200,000	Historic Restoration of stone staircase connecting Gillis park with pleasant View Beach	\$22,635.00
Historic Resources De-acidify and preserve historic at-risk municipal documents in City Hall	\$50,000.00	Historic Resources Replace failed heating system in John Cabot House, home of Historic Beverly	\$12,000	Community Housing Emergency housing assistance for households experiencing loss of income due to COVID-19	\$240,000.00
Historic Resources Perform front façade restoration of GAR Hall to 1905 appearance	\$350,706	Historic Resources De-acidify and preserve historic at-risk municipal documents	\$94,430.00	Community Housing/Historic Resources 86 new units of senior only affordable housing and preservation of historically significant architectural elements of former "Briscoe" building	\$700,000.00
Historic Resources Replace existing heating system at BGT	\$89,000	Recreation Improvements to Herlihy/Livingstone Park	\$70,000.00		
Recreation New play structures at Colgate Park	\$30,000	Historic Resources Restoration of Cabot House perimeter iron fence	\$70,986.00		
Recreation Replace tennis court at Cahill Park	\$40,000	Historic Resources Construction of 38 affordable housing units (Anchor Point)	\$250,000.00		
Historic Resources reserve historic at-risk municipal documents-City Clerk's office	\$59,991	Community Housing Preservation of Property thru replacement of all exterior doors (Balch Street Apartments)	\$100,000.00		
Historic Resources Perform GAR Hall Phase 2a side façade restoration	\$295,952	Historic Resources Preservation of several original solar panels and Inverter House	\$25,000.00		
Historic Resources Perform architectural and systems assessment/analysis of BGT Clubhouse	\$400,000	Historic Resources Restoration of portion of perimeter fence at Beverly Farms Cemetery	\$70,000.00		
Historic Resources Perform Phase 2 of restoration & rehabilitation of Hale Farm landscape	\$146,300	Historic Resources Restoration of vaulted ceiling and rose window in lobby	\$275,000.00		
Community Housing Construct six 2-bedroom affordable housing units at Hardy Street	\$190,000	Community Housing Preservation of property thru replacement of failing roof shingles at Roger Conant Apartments	\$96,000.00		

Beverly CPA FY21 Budget

Fiscal Year 2021 Budgeted Revenues	
Fiscal Year 2021 Estimated Surcharge	\$ 880,924
Fiscal Year 2020 Estimated State Match (11.2% of FY20 surcharge)	\$ 96,257
Total Budgeted Revenue	\$ 977,181
Fiscal Year 2021 Budgeted Expenditures and Reserves	
Historic Resources Reserve (10%)	\$ 97,718
Community Housing Reserve (10%)	\$ 97,718
Open Space Reserve (10%)	\$ 97,718
General Budget Reserve	\$ 654,711
Administrative Budget (3%)	\$ 29,315
Total Budgeted Reserves	\$ 977,181

Current CPA Needs, Possibilities and Resources in Beverly

- CPA Requires Annual Public Hearing
 - Needs Are there underutilized or overlooked resources? Are resources lacking public access?
 - Possibilities Are there other opportunities to protect these resources, expand public understanding, or enhance quality of life?
 - Resources What does Beverly have?
- Inviting Input from the Public

How to Apply for CPA Funds

First, some success stories, as told by the applicants:

- Historic Preservation-Beverly Farms Cemetery Fence
 Mary McCaffrey, President, Beverly Farms Improvement Society
- Recreation-Herlihy/Livingstone Park
 Chris Wilcock, President, Ryal Side Civic Association
- Open Space-Camp Paradise acquisition
 Bruce Doig, Director, City of Beverly Parks and Recreation Department
- Community Housing-COVID-19 Emergency Housing Assistance Program

Derek Beckwith, Vice Chair, Beverly Community Preservation Committee

Beverly Farms Cemetery Fence

Applicant:

Beverly Farms Improvement Society

Total Project Cost: \$209,309.00

(3 phases)

CPA Funding \$70,000.00 Other funding sources:

- Beverly Farms Improvement Society
- Individual resident donations

Category: Historic Preservation

What did CPA funds pay for?

Phase 2 of the 3-phased project. Phase 1 was paid for through private donations and fundraising is underway for Phase 3. Phase 2 project-restore 271 linear feet of fence per US Secretary of Interior Standards.





Herlihy/Livingstone Park

Applicant:

Ryal Side Civic Association

Total Project Cost: \$121,627.00

CPA Funding \$70,000.00

Other funding sources:

- Ryal Side Civic Association
- Lynch Trustees
- Beverly Parks and Recreation Department

Category: Recreation

What will CPA funds pay for?

Installation of new benches, bike racks, picnic tables, playground equipment, dugout fencing, ADA walking paths and landscaping







Girl Scout's Camp Paradise 44 Cole Street

Applicant:

City of Beverly – Mayor's Office and Parks and Recreation Department

Total Project Cost: \$962,200 **CPA Funding**: \$450,000 (bond) **Other Funding Sources**:

- Beverly Parks and Recreation Department
- State grant funds
 Category: Open Space/
 Recreation

What will CPA funds pay for?

Acquisition of 12-acre property to make available as open space and for passive recreational activity.



COVID-19 Emergency Housing Assistance Program

Applicant:

City of Beverly Community Preservation Committee

Total Project Cost: \$240,000.00

CPA Funding \$240,000.00

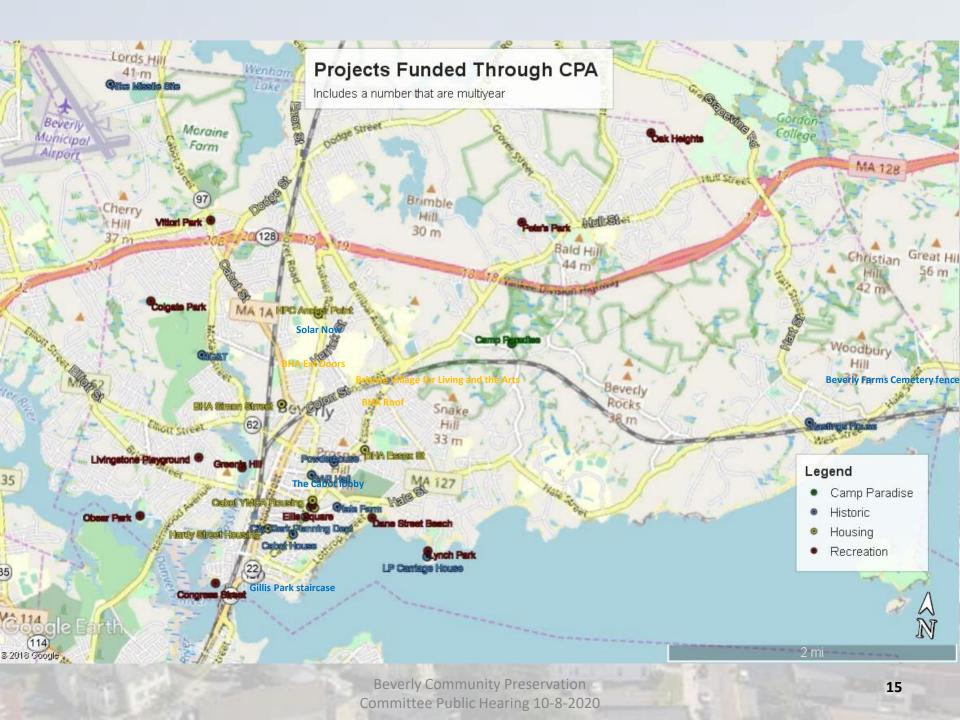
Other funding sources: \$0.00

Category: Community Housing

What will CPA funds pay for?

A program to assistant Beverly households earning 100% of AMI or less who experienced a loss of income as a direct result of COVID-19.





CPA ELIGIBILITY IMPORTANT DATES AND DEADLINES APPLICATION AND MATERIALS

CPA ELIGIBILITY

		CATEGORIES			
		OPEN SPACE	HISTORIC RESOURCES	RECREATIONAL LAND	COMMUNITY HOUSING
	DEFINITIONS (G.L. C. 44B, § 2)	Land to protect existing and future well fields, aquifers and recharge areas, watershed land, agricultural land, grasslands, fields, forest land, fresh and salt water marshes and other wetlands, ocean, river, stream, lake and pond frontage, beaches, dunes and other coastal lands, lands to protect scenic vistas, land for wildlife or nature preserve and land for recreational use	Building, structure, vessel, real property, document or artifact listed on the state register of historic places or determined by the local historic preservation commission to be significant in the history, archeology, architecture or culture of the city or town	Land for active or passive recreational use including, but not limited to, the use of land for community gardens, trails, and noncommercial youth and adult sports, and the use of land as a park, playground or athletic field Does <u>not</u> include horse or dog racing or the use of land for a stadium, gymnasium or similar structure.	Housing for low and moderate income individuals and families, including low or moderate income seniors Moderate income is less than 100%, and low income is less than 80%, of US HUD Area Wide Median Income
	ACQUISITION Obtain property interest by gift, purchase, devise, grant, rental, rental purchase, lease or otherwise. Only includes eminent domain taking as provided by G.L. c. 44B	Eligible for funding? Yes	Eligible for funding? Yes	Eligible for funding? Yes	Eligible for funding? Yes
	CREATION To bring into being or cause to exist Seideman v. City of Newton, 452 Mass. 472 (2008)	Eligible for funding? Yes	Eligible for funding?	Eligible for funding? Yes	Eligible for funding? Yes
	PRESERVATION Protect personal or real property from injury, harm or destruction	Eligible for funding? Yes	Eligible for funding? Yes	Eligible for funding? Yes	Eligible for funding? Yes
PURPOSES	SUPPORT Provide grants, loans, rental assistance, security deposits, interest-rate write downs or other forms of assistance directly to individuals and families who are eligible for community housing, or to entity that owns, operates or manages such housing, for the purpose of making housing affordable	Eligible for funding? NO	Eligible for funding? NO	Eligible for funding? NO	Eligible for funding? Yes
	REHABILITATION AND RESTORATION Make capital improvements, or extraordinary repairs to make assets functional for intended use, including improvements to comply with federal, state or local building or access codes or federal standards for rehabilitation of historic properties	Eligible for funding? Yes If acquired or created with CP funds	Eligible for funding? Yes	Eligible for funding? Yes	Eligible for funding? Yes If acquired or created with CP funds

IMPORTANT DATES AND DEADLINES

Important Date	Activity
Weeks of September 21 & 28, 2020	Advertise annual informational public hearing: press release, notices in newspaper community calendars, City's Events page and CPC web page, etc.
Thursday October 08, 2020	Annual Informational Public Hearing (REMOTE ONLY)
7 PM-8:30 PM	
Tuesday, October 22, 2020	HISTORIC PRESERVATION PROJECTS ONLY must obtain Beverly Historic District Commission's (HDC) Determination of Historic Significance on or before November 19 UNLESS IT HAS OBTAINED THIS DETERMINATION PREVIOUSLY OR IS LISTED ON THE STATE REGISTER OF HISTORIC PLACES. See application deadline below: October 14, 2020, (at Noon or before) deadline for submitting request for Determination to be heard at October 22 HDC meeting (Link to HDC website at bottom of page)
October 29, 2020 by Noon	Pre-applications due
November 19, 2020	CPC review of pre-applications & decision on eligibility
December 3, 2020	Eligibility announcements and invitation for full applications to eligible projects
December 17, 2020	WORKSHOP- CPC invites prospective applicants to a workshop at which they will walk through the application process, review forms, and answer questions/provide guidance.
January 12, 2021, by Noon	CPA full applications due
February 1, 2021	Written public comments due
January – March, 2021	CPC deliberates on applications
Mid-April, 2021	CPC funding recommendations presented to City Council
April, May, 2021	City Council Considers Recommendations & Votes
June, 2021	Project award announcement; press release

APPLICATION PROCESS & MATERIALS

Pre-Application



Project Title:

Estimated Total Project Budget:

City of Beverly Community Preservation Committee

c/o Planning and Development Department Beverly City Hall, 191 Cabot Street Beverly, MA 01915

2020-2021 CPA PROJECT ELIGIBILITY PRE-APPLICATION

Date:

<u>Deadline</u>: This form must be submitted on or before **Noon on October 29, 2020** to the address above.

For HISTORIC PRESERVATION PROJECTS ONLY: The applicant must also apply for a Determination of Historical Significance to the Beverly Historic District Commission (HDC) unless such a Determination has been obtained in the past. The HDC Determination must be submitted on or before **Noon on November 19** to the address above.

The purpose of this pre-application form is to ensure that all proposed projects are eligible for Community Preservation Act (CPA) funding. This form must be reviewed and approved by the Community Preservation Committee (CPC) <u>before</u> the applicant submits a full CPA Project Funding application. A determination of project eligibility by the CPC does not guarantee that CPA funding will be awarded to the project.

	IF DIFFERENT FROM APPLICANT
Name of Applicant:	Name of Owner:
Organization:	Mailing Address:
Contact Person:	Telephone:
Mailing Address:	Email:
Telephone:	
Email:	wable Spending Purposes" chart for CPA eligible projec
Please refer to the "Community Preservation Fund Allocategories and purposes when completing this section: CPA Category (check all that you believe apply):	wable Spending Purposes" chart for CPA eligible project Project Purpose (check all that you believe apply):
Please refer to the "Community Preservation Fund Allocategories and purposes when completing this section: CPA Category (check all that you believe apply): Open Space	wable Spending Purposes" chart for CPA eligible project Project Purpose (check all that you believe apply): Acquisition
Please refer to the "Community Preservation Fund Allocategories and purposes when completing this section: CPA Category (check all that you believe apply): Open Space Historic Preservation*	wable Spending Purposes" chart for CPA eligible project Project Purpose (check all that you believe apply): Acquisition Creation
Please refer to the "Community Preservation Fund Allocategories and purposes when completing this section: CPA Category (check all that you believe apply): Open Space Historic Preservation* Community Housing	wable Spending Purposes" chart for CPA eligible project Project Purpose (check all that you believe apply): Acquisition Creation Preservation
Please refer to the "Community Preservation Fund Allocategories and purposes when completing this section: CPA Category (check all that you believe apply): Deen Space Historic Preservation*	wable Spending Purposes" chart for CPA eligible project Project Purpose (check all that you believe apply): Acquisition Creation
Please refer to the "Community Preservation Fund Allocategories and purposes when completing this section: CPA Category (check all that you believe apply): Open Space Historic Preservation* Community Housing	wable Spending Purposes" chart for CPA eligible project Project Purpose (check all that you believe apply): Acquisition Creation Preservation

Estimated CPA Funding Request:

proposed project acc	ovide a brief description of the project e project category and purpose definit ding Purposes" chart?	
Applicant Signature:		
For CPC Use:	Not Eligible:n:	

APPLICATION PROCESS & MATERIALS Full Application

- Section 1-General Information
- Section 2- CPA Project Category and Purpose
- Section 3-Budget Request and Summary Info
- Section 4-Project Narrative
- ★ Section 5-Project Budget
- ★ Section 6-Project Schedule
- Section 7-Additional Information
- Section 8-Required Applicant/Owner Signatures

Full Application

Project Title:

PROJECT BUDGET

2020-2021 CPA PROJECT FUNDING APPLICATION Project Budget Form

Project Title:
Applicant Contact Person:
Applicant Organization:

SOURCES OF FUNDING				
Source	Amount	Percentage of Total Budget	Status (i.e. secured, requested, in-kind)	
Community Preservation Act Fund	\$			
Total Project Funding:				

ITEMIZED PROJECT EXPENSES			
Expense	Amount*	To be funded by CPA? Y/N Please refer to the "Allowable Spending Purposes" chart	
_			
Total Project Expenses:	\$		

^{*} Applicants must obtain and attach **professionally prepared quotes** for project costs whenever possible. If such quotes are not available, a detailed cost estimate may be attached instead, provided that the basis of the estimate is fully and clearly explained.

For Community Housing projects: Please also submit a development budget and a "sources and uses" budget. For home ownership projects, please include an affordability analysis. For housing rental projects, please include a five-year operating budget.

Please Note: If the project is approved, the applicant must agree to and sign a Memorandum of Understanding (MOU). Funds will be disbursed based on the conditions of the MOU executed as part of the project award.

PROJECT SCHEDULE

2020-2021 CPA PROJECT FUNDING APPLICATION Project Schedule Form

pplicant Contact Per	rson:	<u> </u>
pplicant Organizatio	on:	
		dentify and describe each significant step of the project, noting al s step of the project will commence, and the anticipated project
	Estimated Date	Activity
Project Start		,
Project Milestone		
FOO(Complete or		
50% Completion		
Project Milestone		
Project Completion		

Please Note: If the project is approved, the applicant must agree to and sign a Memorandum of Understanding (MOU). Funds will be disbursed based on the conditions of the MOU executed as part of the project award.

Please feel free to photocopy or recreate this form if more room is needed

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INFORMATIONAL MATERIALS

- FAQ'S
- DETAILED ELIGIBILITY CRITERIA
- ADDITIONAL RESOURCES/LINKS
- PROCUREMENT

QUESTIONS AND ANSWERS

Beverly Community Preservation Committee webpage link:

http://www.beverlyma.gov/boards-commissions/community-preservation-committee/

Beverly Community Preservation Committee staff:

Denise Deschamps, Economic Development Planner, Planning and Development Department Beverly City Hall. Email: ddeschamps@beverlyma.gov/ Office phone: 978-605-2356